

ORDINANCE NO. 020627-Z-8

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7600 ½ COOPER LANE FROM DEVELOPMENT RESERVE (DR) DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE-CONDITIONAL OVERLAY (SF-6-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from development reserve (DR) district to townhouse and condominium residence-conditional overlay (SF-6-CO) combining district on the property described in File C14-02-0039, as follows:

Lot 1, The Thomas Euers Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 76, Page 360, of the Plat Records of Travis County, Texas, (the "Property")

locally known as 7600 ½ Cooper Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. Development of the Property may not exceed an impervious coverage of 45 percent.
2. Development of the Property may not exceed seven dwelling units per acre.
3. The following uses are prohibited uses of the Property:

Bed and breakfast residential (Group 2)
Duplex residential
Retirement housing (large site)
Townhouse residential

Condominium residential
Retirement housing (small site)
Single family attached residential
Two family residential

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the townhouse and condominium residence (SF-6) base district and other applicable requirements of the City Code.

PART 3. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on July 8, 2002.

PASSED AND APPROVED

June 27, 2002

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Gustavo L. Garcia

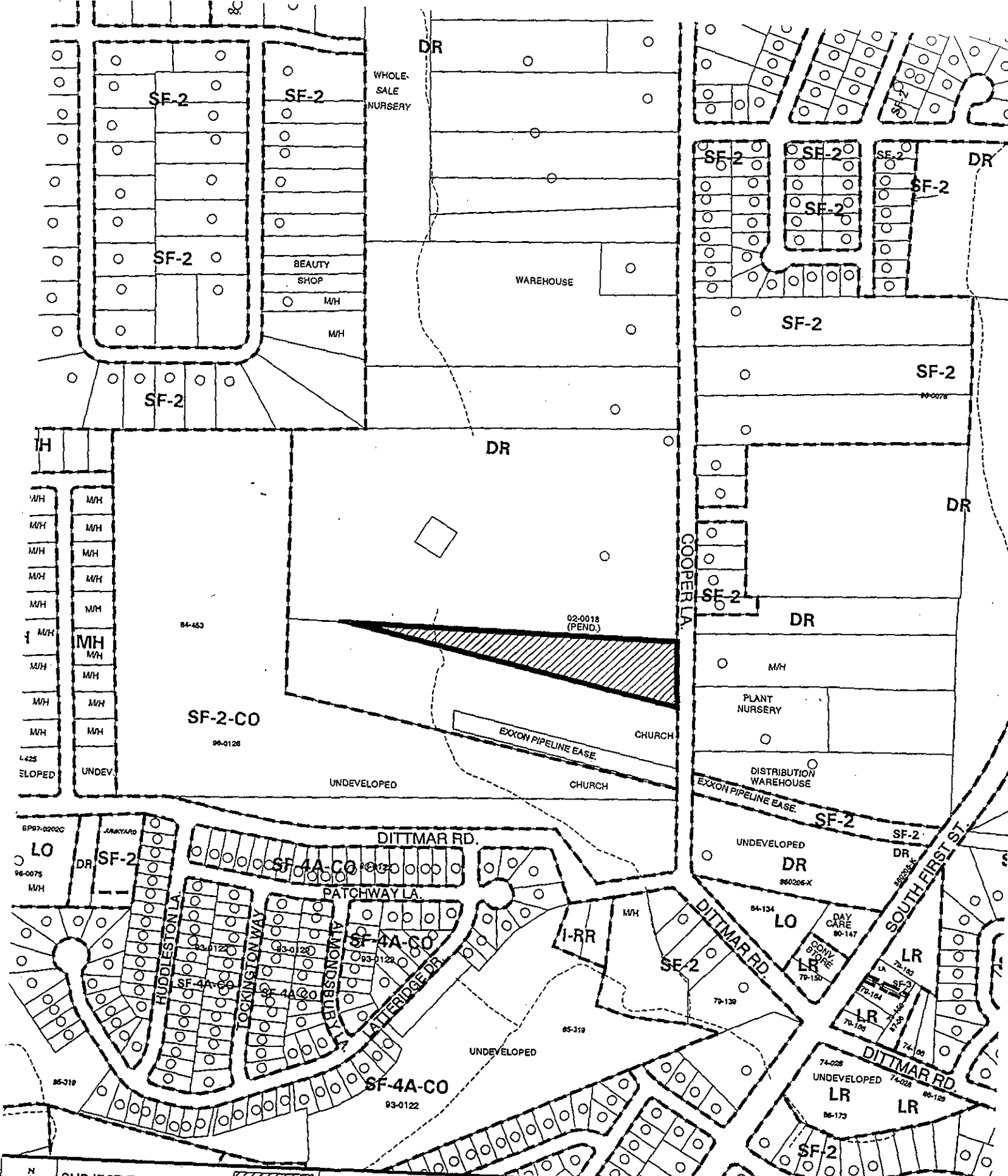
Gustavo L. Garcia
Mayor

APPROVED:

Sedora Jefferson
Sedora Jefferson
City Attorney

ATTEST:

Shirley A. Brown
Shirley A. Brown
City Clerk



SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: W.WALSH

ZONING EXHIBIT A

CASE #: C14-02-0039
ADDRESS: 7600 1/2 COOPER LA.
SUBJECT AREA (acres): 2.710

CITY GRID
REFERENCE
NUMBER
F15

1" = 400'

DATE: 02-04

INTLS: TRC

SF-2

83-282